

# BRIDGE POINT SOUTH PHILADELPHIA

JLL BRIDGE

6310 Passyunk Avenue | Philadelphia, PA

AVAILABLE FOR IMMEDIATE OCCUPANCY



## CLASS A DISTRIBUTION CENTER

PROUDLY PURSUING  
**LEED**  
CERTIFICATION



THE PROJECT IS REGISTERED WITH THE CERTIFICATION GOAL OF LEED GOLD

### HIGHLIGHTS

- Access to the 7th largest U.S. MSA, and to 6.3 million people within a 60-minute drive
- 10-Year Philadelphia Real Estate Tax Abatement
- Best-in-Class design offering a clear height of 40', excess car/trailer parking, flexibility, and superior functionality
- Immediate access to I-76, I-95, I-476, New Jersey, PhilaPort and the Philadelphia International Airport

AVAILABLE SPACE

**487,590 SF**

CROSS-DOCK FACILITY

**Divisible**

**Ready For  
Occupancy**

**KYLE LOCKARD**

kyle.lockard@jll.com  
215-990-5773

**MITCH RUSSELL**

mitch.russell@jll.com  
610-249-2274

**LARRY MAISTER**

larry.maister@jll.com  
609-206-1972

**JEFF LOCKARD**

jeff.lockard@jll.com  
215-990-1889

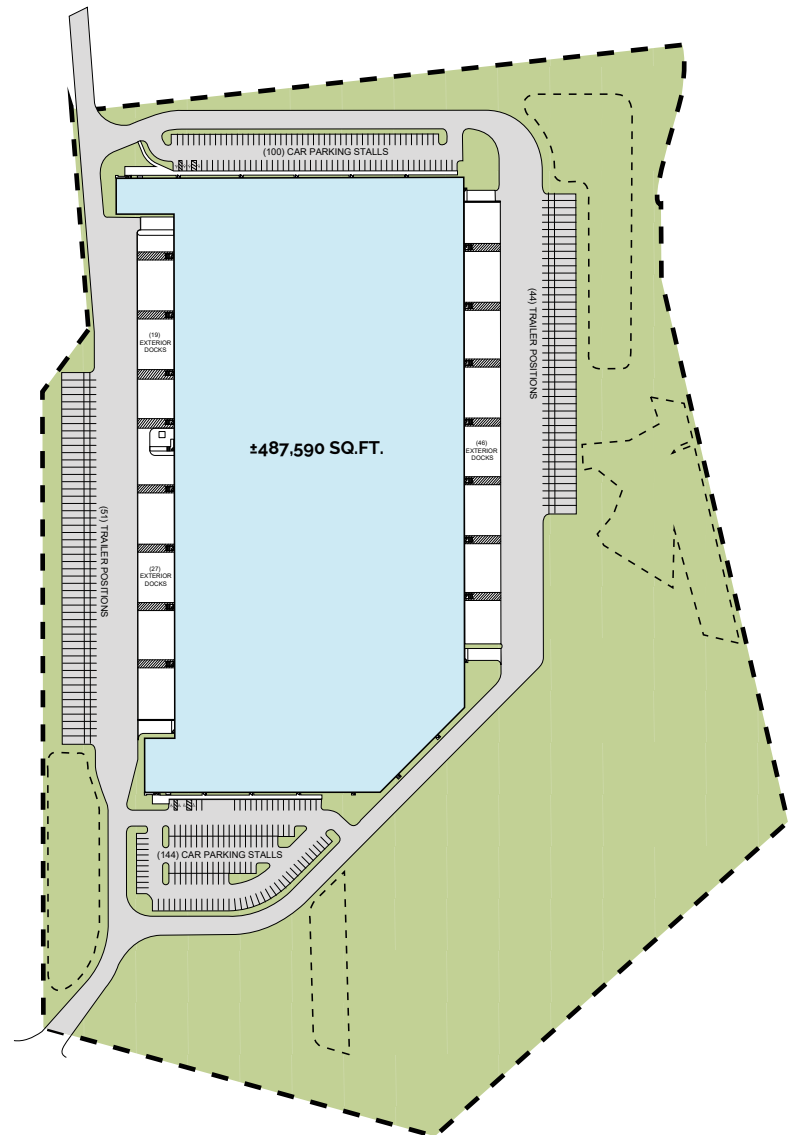


# SITE PLAN & BUILDING SPECIFICATIONS

## JLL BRIDGE

### 487,590 SF

Divisible  
Clear Height: 40'  
Loading Docks: 91 (9' x 10')  
Drive-in Doors: 4 (14' x 16')  
Car Parking: 244 car parking spaces  
Trailer Parking: 95 trailer spaces  
Truck Court: 185'  
Spec Office: To Suit  
Building Dimensions: 480'd x 1,015'w  
Site Size: 40.9 acres  
Column Spacing: 55'w x 50'd with 65'd speed bays  
Floor: 8" thick unreinforced concrete slab  
Roof: Single ply, 60-mil TPO, R-30 roof insulation  
Fire Protection: ESFR  
Lighting: LED motion activated; 25 F.C.  
Dock Equipment: All dock doors fully equipped with seals, bumpers, lights and 45,000 lb. levelers  
Power: 4,000 amp, 3-phase, 480V  
Construction: Precast concrete panels  
HVAC: Gas-fired Cambridge units; 60" inside when o' outside



# POTENTIAL DEMISING PLAN

JLL BRIDGE

## Tenant #1

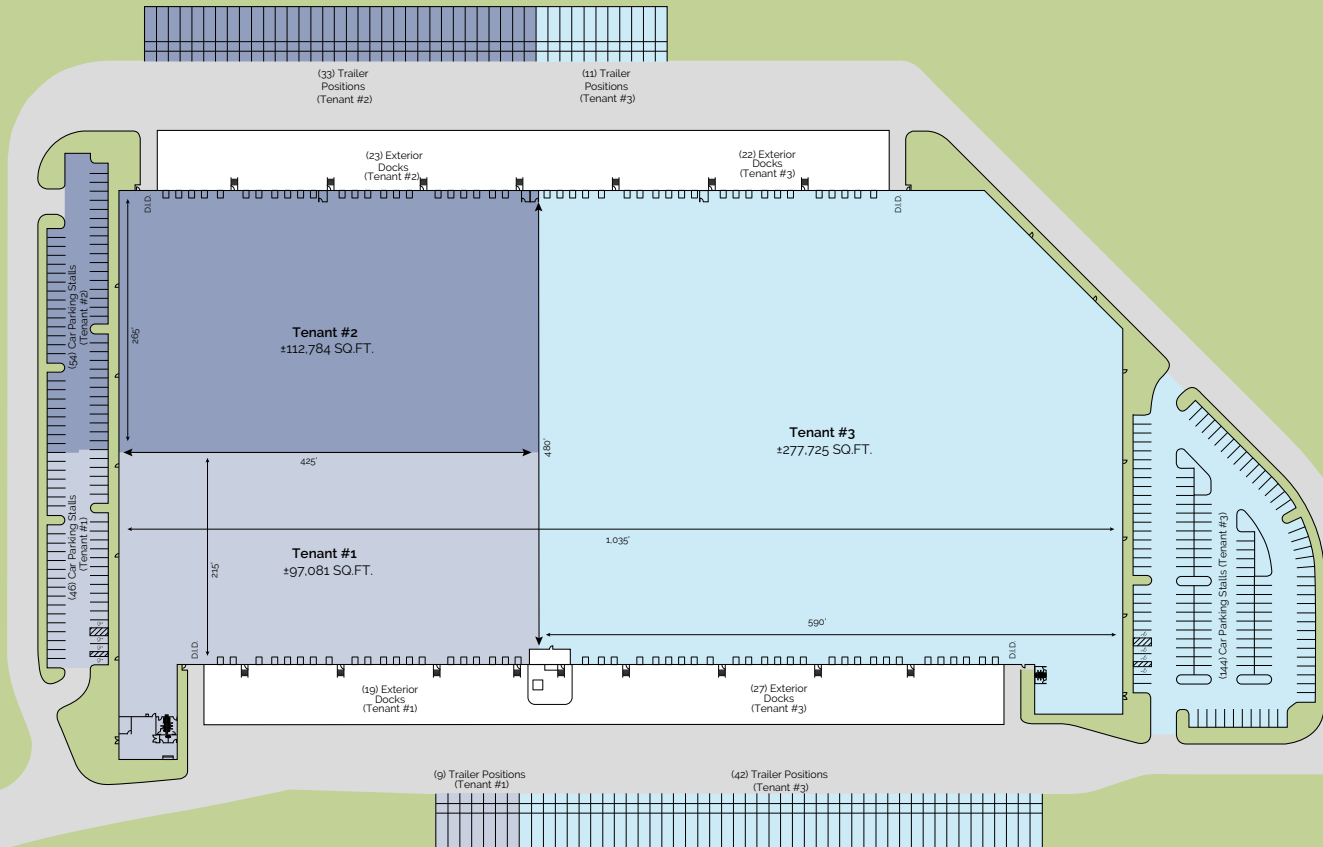
- Square Feet: ±97,081 SF (215'd x 425'w)
- Loading Configuration: Single-side
- Dock Doors: 19 (9' x 10')
- Drive-In Doors: 1 (14' x 16')
- Trailer Parking: 9 trailer spaces
- Car Parking: 46 car parking spaces
- Column Spacing: 55'w x 50'd with 65'd speed bays

## Tenant #2

- Square Feet: ±112,784 SF (265'd x 425'w)
- Loading Configuration: Single-side
- Dock Doors: 23 (9' x 10')
- Drive-In Doors: 1 (14' x 16')
- Trailer Parking: 33 trailer spaces
- Car Parking: 54 car parking spaces
- Column Spacing: 55'w x 50'd with 65'd speed bays

## Tenant #3

- Square Feet: ±277,725 SF (480'd x 590'w)
- Loading Configuration: Cross-dock
- Dock Doors: 49 (9' x 10')
- Drive-In Doors: 2 (14' x 16')
- Trailer Parking: 53 trailer spaces
- Car Parking: 144 car parking spaces
- Column Spacing: 55'w x 50'd with 65'd speed bays







## HIGHLIGHTS



### PHILADELPHIA

**7th largest MSA in the U.S.**

within a 24-hour drive to 69.8% of the Canadian and U.S. population



### PHILAPORT

**Fastest growing U.S. port in 2020 based on TEU container volume**

over \$500MM committed to modernization efforts



### PHILADELPHIA INTERNATIONAL AIRPORT

**Plans to expand air cargo footprint by 136 acres and triple cargo capacity**



# LOCATION OVERVIEW

# JLL BRIDGE

Location	Miles	Minutes
Schuylkill Expressway (I-76)	1 mile	3 minutes
I-95	2 miles	5 minutes
Philadelphia International Airport	4 miles	10 minutes
Walt Whitman Bridge	5 miles	8 minutes
PhilaPort	5 miles	10 minutes
Center City	6 miles	16 minutes
Northeast Extension (I-476)	9 miles	12 minutes
King of Prussia, PA	22 miles	38 minutes
Pennsylvania Turnpike (I-276)	30 miles	32 minutes
Port NY/NJ	93 miles	90 minutes



## 15 MINUTES

TOTAL POPULATION

**635,784**

TOTAL LABOR FORCE

**318,422**

BLUE COLLAR %

**16%**

UNEMPLOYMENT RATE

**6.0%**

## 30 MINUTES

TOTAL POPULATION

**2,614,488**

TOTAL LABOR FORCE

**1,285,714**

BLUE COLLAR %

**17%**

UNEMPLOYMENT RATE

**6.3%**

## 60 MINUTES

TOTAL POPULATION

**6,308,047**

TOTAL LABOR FORCE

**3,227,555**

BLUE COLLAR %

**18%**

UNEMPLOYMENT RATE

**5.2%**





# 74 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in supply-constrained **CORE** markets in the U.S. and the U.K.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS	
Developer of the Year, NAIOP SoCal	2023
Green Lease Leader with Gold Recognition	2023
New Good Neighbor, NJ Business & Industry Association	2023, 2021
BOMA TOBY Awards, Miami & Southern Region	2022
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

## HEADQUARTERS

444 W. Lake St., Chicago, IL 60606 | 312 683 7230

[www.bridgeindustrial.com](http://www.bridgeindustrial.com)